

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

Petition Number

Approximate Address 4160 W 176th WESTFIELD, IN

Petitioner DAN DELUIG

Request

Waiver of site access and circulation requirement for multi-use path in the right-of-way.

Current Zoning

Approximate Acreage 1.3 ACRES

The Plan Commission may approve a waiver of Development Requirements only upon finding that:

1. The proposed development represents an innovative use of site design/site access design/site circulation design/ building orientation/building materials/landscaping which will enhance the use or value of area properties. OUR NEW LOCATION GIVES A UNIQUE EXPERIENCE IN A HOME 100+ YEARS OLD. WITH THE ADDITION OF LANDSCAPING AROUND THE EXISTING STRUCTURE, PARKING LOT, AND SIGN, I FEEL WE WILL ENHANCE THE OVERALL AREA.
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield-Washington Township. WE HAVE DILIGENTLY FOLLOWED WESTFIELD'S COMPREHENSIVE PLAN AND ARE WORKING WITH THE SURROUNDING COMMUNITY TO ADD A POSITIVE IMPACT TO THE COMMUNITY OF JOLIETVILLE AND THE CITY OF WESTFIELD.
3. The strict application of the Development Requirements of the Westfield-Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development. OUR DEVELOPMENT OF THIS PROPERTY IS DESIRABLE AND FOLLOWS WESTFIELD'S COMPREHENSIVE PLAN.
4. The proposed development is consistent with and compatible with other development located in the area. THERE ARE 3 OF THE 4 SURROUNDING PROPERTIES ZONED FOR BUSINESS AND ONLY 1 RESIDENTIAL.
5. The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan. AS NOTED BY KEVIN TODD WE ARE WELL WITHIN THE GUIDELINES SET FORTH BY THE PURPOSE OF THE WESTFIELD-WASHINGTON TOWNSHIP COMPREHENSIVE PLAN,